

Metes and bounds description of the remaining portion of that tract called 5.09 acres in a deed to Zachary Stearns recorded in Volume 12437, Page 148, Official Records of Brazos County, Texas, and the remaining portions of Tract 1 called 4.93 acres and Tract 2 called 4.4307 acres in a deed to Mosing Ventures, LLC recorded in Volume 11568, Page 113, Official Records of Brazos County, Texas and described as follows:

BEGINNING at a iron rod found with a plastic cap stamped "RPLS 2972" in the southeast line of State Highway 21, for north corner of that tract described as 1.62 acres in a deed to GKR Properties, LLC recorded in Volume 10198, Page 107, ORBC (Official Records of Brazos County, Texas), for the west corner of the Stearns tract and for the west corner of this description;

THENCE with the southeast line of State Highway 21 and the northwest line of the Stearns tract N 39°25'44" E, a distance of 457.63 feet to a 1/2" iron rod set with a plastic cap stamped "Payne 6064" in the southeast line of State Highway 21 and the proposed southwest line of Carrabba Road (Right-of-Way width varies), and for the north corner of this description, pass at 247.78 feet a 1/2" iron rod found for reference;

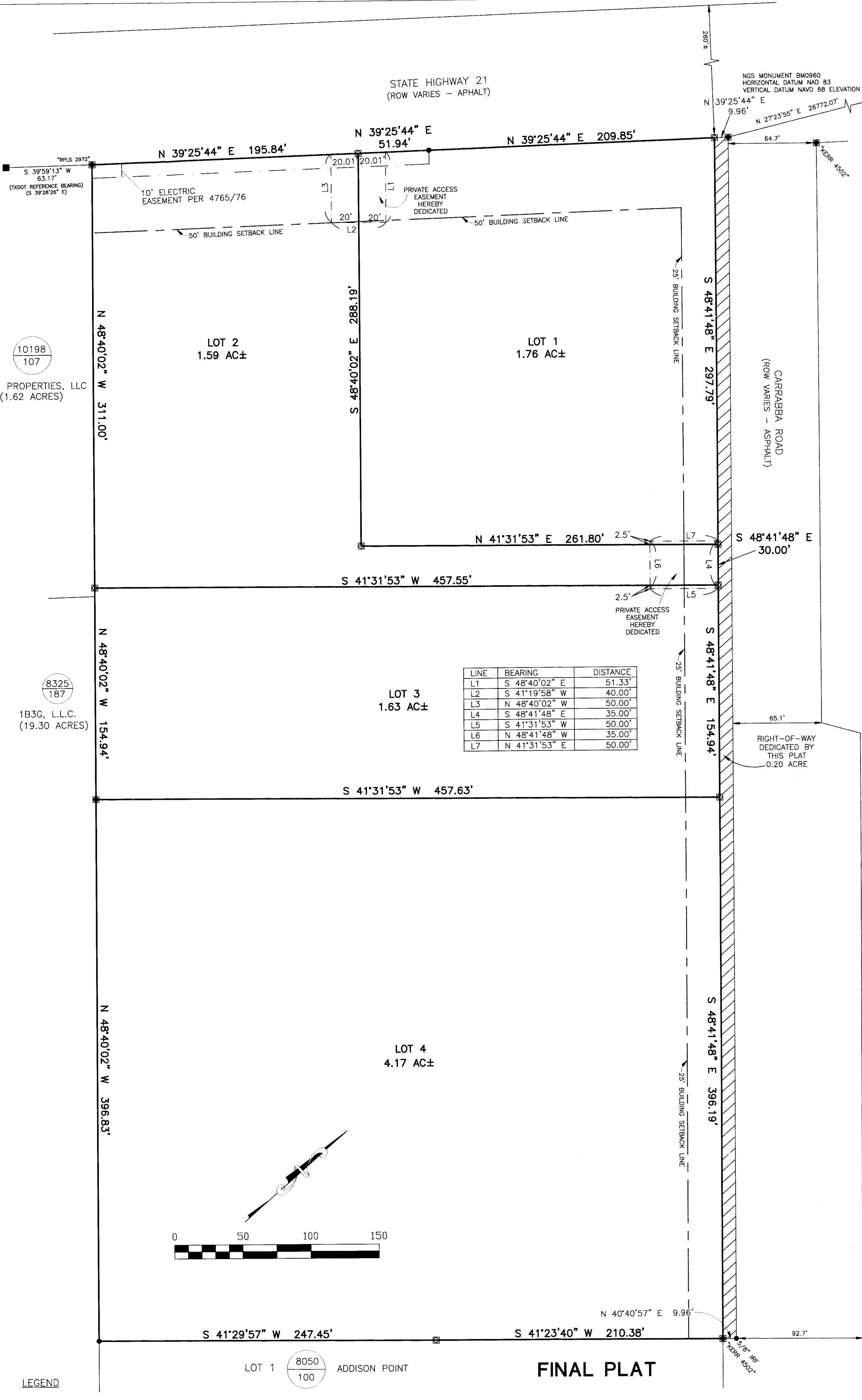
THENCE leaving State Highway 21, crossing the Stearns tract and the remaining portion of the Mosing Ventures 4.4307 acre tract and with the proposed southwest line of Carrabba Road S 48°41'48" E a distance of 878.92 feet to an iron rod found with a plastic cap stamped "Kerr 4502" in the southeast line of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract, for the north corner of Lot 1, Addison Point, a subdivision recorded in Volume 8050, Page 100, Official Records of Brazos County, Texas and for the east corner of this description;

THENCE leaving the proposed southwest line of Carrabba Road, with the northwest line of Lot 1, Addison Point, and with the southeast line of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract, S 41°23'40" W a distance of 210.38 feet to a 1/2" iron rod set with a plastic cap stamped "Payne 6064" for the south corner of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract and the east corner of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract;

THENCE, continuing with the northwest line of Lot 1, Addison Point S 41°29'57" W a distance of 247.45 feet to a 1/2" iron rod found in the northeast line of that tract called 19.30 acres in a deed to 1B3G, L.L.C. recorded in Volume 8325, Page 187, Official Records of Brazos County, Texas, for the west corner of Lot 1, Addison Point and for the south corner of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract;

THENCE with the northeast line of the 19.30 acre tract, with the northeast line of the previously mentioned 1.62 acre tract and the southwest line of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract, N 48°40'02" W a distance of 862.77 to the POINT OF BEGINNING containing 9.15 acres, more or less, as surveyed on the ground in January, 2016. The bearing basis for this description refers to grid north of the Texas State Plane Coordinate System, NAD 83, Central Zone (4203).

Philip C. Payne
RPLS 6064



Metes and bounds description of the remaining portion of that tract called 5.09 acres in a deed to Zachary Stearns recorded in Volume 12437, Page 148, Official Records of Brazos County, Texas, and the remaining portions of Tract 1 called 4.93 acres and Tract 2 called 4.4307 acres in a deed to Mosing Ventures, LLC recorded in Volume 11568, Page 113, Official Records of Brazos County, Texas and described as follows:

BEGINNING at a iron rod found with a plastic cap stamped "RPLS 2972" in the southeast line of State Highway 21, for north corner of that tract described as 1.62 acres in a deed to GKR Properties, LLC recorded in Volume 10198, Page 107, ORBC (Official Records of Brazos County, Texas), for the west corner of the Stearns tract and for the west corner of this description;

THENCE with the southeast line of State Highway 21 and the northwest line of the Stearns tract N 39°25'44" E, a distance of 457.63 feet to a 1/2" iron rod set with a plastic cap stamped "Payne 6064" in the southeast line of State Highway 21 and the proposed southwest line of Carrabba Road (Right-of-Way width varies), and for the north corner of this description, pass at 247.78 feet a 1/2" iron rod found for reference;

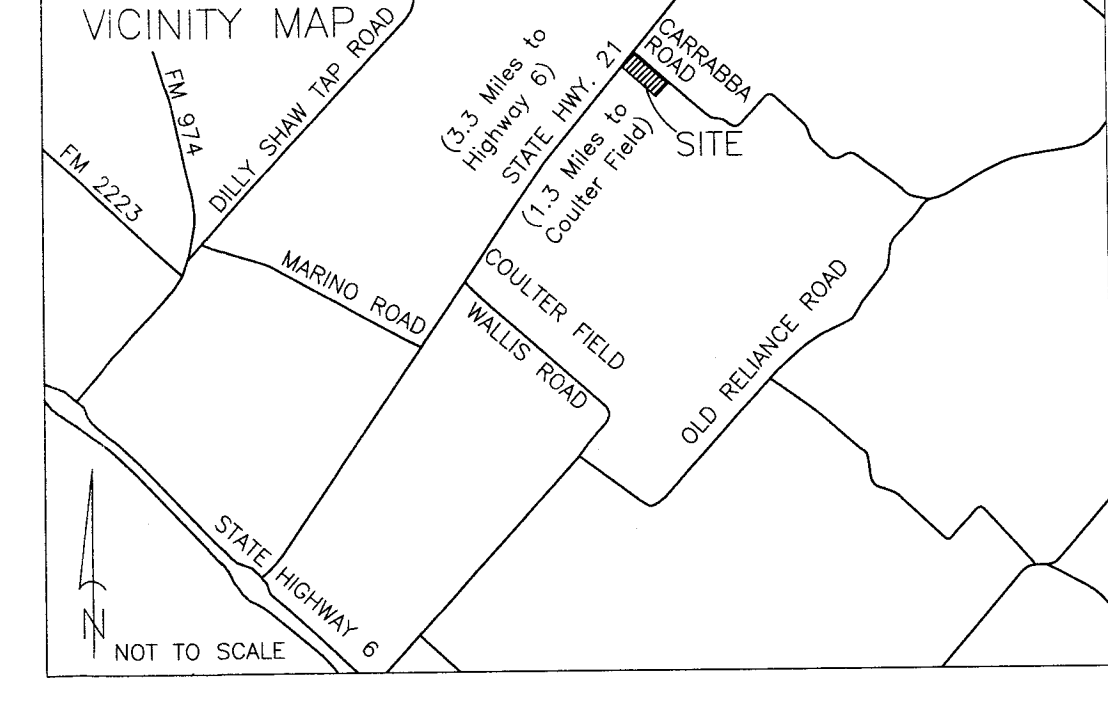
THENCE leaving State Highway 21, crossing the Stearns tract and the remaining portion of the Mosing Ventures 4.4307 acre tract and with the proposed southwest line of Carrabba Road S 48°41'48" E a distance of 878.92 feet to an iron rod found with a plastic cap stamped "Kerr 4502" in the southeast line of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract, for the north corner of Lot 1, Addison Point, a subdivision recorded in Volume 8050, Page 100, Official Records of Brazos County, Texas and for the east corner of this description;

THENCE leaving the proposed southwest line of Carrabba Road, with the northwest line of Lot 1, Addison Point, and with the southeast line of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract, S 41°23'40" W a distance of 210.38 feet to a 1/2" iron rod set with a plastic cap stamped "Payne 6064" for the south corner of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract and the east corner of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract;

THENCE, continuing with the northwest line of Lot 1, Addison Point S 41°29'57" W a distance of 247.45 feet to a 1/2" iron rod found in the northeast line of that tract called 19.30 acres in a deed to 1B3G, L.L.C. recorded in Volume 8325, Page 187, Official Records of Brazos County, Texas, for the west corner of Lot 1, Addison Point and for the south corner of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract;

THENCE with the northeast line of the 19.30 acre tract, with the northeast line of the previously mentioned 1.62 acre tract and the southwest line of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract, N 48°40'02" W a distance of 862.77 to the POINT OF BEGINNING containing 9.15 acres, more or less, as surveyed on the ground in January, 2016. The bearing basis for this description refers to grid north of the Texas State Plane Coordinate System, NAD 83, Central Zone (4203).

Philip C. Payne
RPLS 6064



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, 21 & Carrabba Joint Venture, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume _____ Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, and public places shown hereon for the purposes identified.

Scott Lovett, Authorized Representative of 21 & Carrabba Joint Venture
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, Mosing Ventures, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 11568, Page 113 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, and public places shown hereon for the purposes identified.

Stephen Rogers, Authorized Representative of Mosing Ventures, LLC
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk
Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2016 and same was duly approved on the _____ day of _____, 2016 by said Commission.

Chair, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____ the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____ the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Engineer, Bryan Texas

APPROVAL BY COMMISSIONER'S COURT

I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the _____ day of _____, 2016.

County Judge, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Philip C. Payne, Registered Professional Land Surveyor No. 6064, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Philip C. Payne, R.P.L.S. No. 6064

FINAL PLAT OF

CARRABBA ROAD SUBDIVISION

9.15 ACRES, 4 LOTS
M.A. FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS

JANUARY 2016

OWNER/DEVELOPER:
21 & Carrabba Joint Venture
3828 South College Ave
Bryan, Texas 77801
(979) 268-6840

SURVEYOR:
Phillip C. Payne,
RPLS No. 6064
Payne Industries, LLC
121 W. Buck St.
Caldwell, TX 77836
(979) 567-4500

SCALE 1" = 50'

RECEIVED
JAN 20 2016